

055.0

0001

0010.0

Map

Block

Lot

1 of 1

CARD

Industrial

ARLINGTON

APPRAISED:

Total Card / Total Parcel

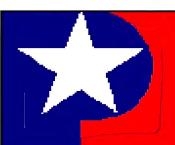
548,500 / 548,500

USE VALUE:

548,500 / 548,500

ASSESSED:

548,500 / 548,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		DUDLEY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHILLEMI JUSTIN P	
Owner 2:	
Owner 3:	

Street 1: 54A CLEVELAND STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N
	Type:

PREVIOUS OWNER
Owner 1: NIGRO SAMUEL J TRS--ETAL -
Owner 2: NIGRO RONALD A -
Street 1: 43 DUDLEY ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .134 Sq. Ft. of land mainly classified as Auto Repair with a Industrial Building built about 1990, having primarily Correg Steel Exterior and 6800 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z I INDUSTRIA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
1/7/2020 30 Addition 80,000

ACTIVITY INFORMATION
Date Result By Name
5/26/2021 Meas/Inspect DGM D Mann
11/10/2018 MEAS&NOTICE CC Chris C
1/8/2014 Info Fm Prmt EMK Ellen K
3/13/2009 Measured 197 PATRIOT
4/25/2000 Measured 197 PATRIOT
10/1/1991 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Type Factor Value Price Neigh Infl Mod Infl 1 %
332 Auto Repair 5846 Sq. Ft. Site 0 15.5 2.94 CF

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

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Postal: 02474 Type:
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2021 400 FV 76,900 0 5,846. 261,700 338,600 Year End Roll 12/10/2020
2020 400 FV 76,900 0 5,846. 257,400 334,300 Year End Roll 12/18/2019
2019 400 FV 72,100 0 5,846. 227,400 299,500 Year End Roll 1/3/2019
2018 400 FV 72,100 0 5,846. 227,400 299,500 Year End Roll 12/20/2017
2017 400 FV 72,100 0 5,846. 227,400 299,500 Year End Roll 1/3/2017
2016 400 FV 72,100 0 5,846. 227,400 299,500 Year End 1/4/2016
2015 400 FV 64,400 0 5,846. 205,900 270,300 Year End Roll 12/11/2014
Parcel ID
Parcel ID 055.0-0001-0010.0
SALES INFORMATION
TAX DISTRICT
PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
NIGRO SAMUEL J 54025-89 12/21/2009 300,000 No No
15589-79 5/1/1984 1 No No G
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IN PROCESS APPRAISAL SUMMARY

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EXTERIOR INFORMATION

Type:	34 - Industrial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	2 - Steel	
Prime Wall:	18 - Correg Steel	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	9 - Metal	
Color:	blue	
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1990
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	14
Prim Int Wal	5 - Minimal
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0	BRs: 0
	Baths: 1	HB 1

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

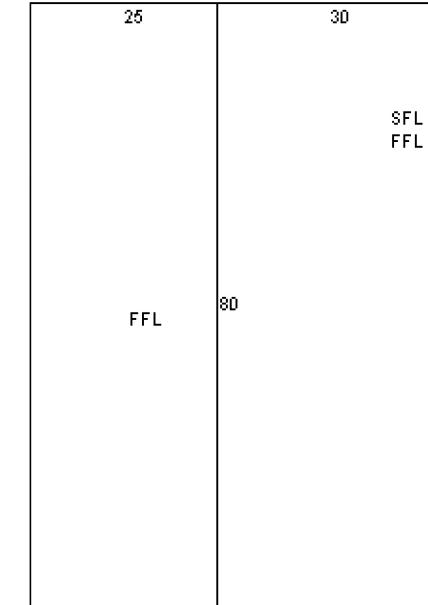
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	0

RES BREAKDOWN

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88418645
Adj \$ / SQ:	48.807
Other Features:	2500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367827
Depreciation:	85336
Depreciated Total:	282491
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	282500
Before Depr:	53.69
Val/Su Net:	41.54
Val/Su SzAd	41.54

PARCEL ID

055.0-0001-0010.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	4,400	48.810	214,751						
SFL	Second Floor	2,400	48.810	117,137						
Net Sketched Area: 6,800 Total: 331,888										
Size Ad 6800 Gross Area 6800 FinArea 6800										

IMAGE**AssessPro Patriot Properties, Inc**